

SewerLine Check Professionals, LLC

Sewer Line Inspection Report



Isabelle & Daniel March

326 N. Ogden Dr.
Los Angeles, CA
90036

Jeremy Cervantes

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

January 09, 2015.

TIME OF INSPECTION:

9:00 AM.

CLIENT NAME:

Isabelle & Daniel March.

ADDRESS:

326 N. Ogden Dr.
Los Angeles, CA
90036.

INSPECTOR:



Jeremy Cervantes
Inspector
Phone: 818/296-9795
bpcervantes@gmail.com

2315 W. Burbank Blvd.
Burbank, CA 91506
www.sewerlinecheck.com

Jeremy Cervantes.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Triplex.

STORIES:

Multiple Levels.

OTHER INFORMATION:

BUILDING OCCUPIED:

Yes.

CLIENT PRESENT:

Yes.

COMMENTS:

This is a specialty inspection of the main sewer line only. The main sewer line is that portion of the waste drainage piping system that is exterior to the structure and carries the building waste from the building drain (that portion of the waste drainage piping system that is under/interior to the structure) to the city sewer connection.

The findings of this inspection are based on the opinions and education of the inspector and reflect the conditions discovered at the time of inspection only.

PAYMENT INFORMATION:

TOTAL FEE:

\$265.

SEWER LINE

The following is based on a video line inspection of the sewer line only. This inspection is exclusive to the main sewer line and does not include any part of the water supply system or above ground waste line pipes (unless otherwise stated in this report).

This report is not intended as a code inspection nor is it intended to itemize every "flaw". It is intended to give an overall condition of the main sewer line.

The findings of this inspection are based on the opinions and education of the inspector and reflect the conditions discovered at the time of inspection only.

VIDEO:

LINK:

<http://youtu.be/-RaNu8YvC4M/>

SEWER LINE OBSERVATIONS:

ACCESS LOCATION:



The system was accessed from a 2 inch cleanout located at the front right side of the structure off the driveway.

FINDINGS:



The line exits the structure as cast iron piping at the front right corner running at an angle towards the

driveway, at the sidewalk the line changes over to concrete piping that runs out under the street to the city connection.

Needs Attention: Cast iron pipe was typically expected to have an average service life of approximately 70 to 80 years. While this pipe is showing signs of aging with moderate to heavy rust and scale buildup, It is still functioning but it will need to be upgraded/rehabilitated in the future as it continues to deteriorate. When a cast iron pipe main sewer line gets to this condition, it is our recommendation that the pipe be considered for upgrades but it is reasonable to suggest that one could monitor the pipe with regular video examinations annually. This service can help to better project a future replacement date and can help to catch any potential future failures at an early stage.

The lateral portion of this system(that portion of the system that was provided to the property when it was developed and connects the properties main sewer line to the city maintained sewer) was found to be made of concrete pipe. While the conditions found in this portion of the system were found to be normal, there are situations that may require this concrete pipe to be rehabilitated with an approved lining system. The City of Los Angeles has adopted a policy as of January 2007 that basically states that any property developed prior to 1965 would require a video examination of the lateral pipe to the property in the event of a construction related building permit being applied for. If that pipe is found to be made of concrete, it shall be rehabilitated with an approved lining system at the property owners expense. More information can be found through the local Department of Building and Safety regarding this policy. This is mentioned because additional costs could be expected to rehabilitate this sewer line in the event of future building additions or alterations.

RECOMMENDATIONS

The following recommendations and "estimated costs" are based on the inspectors experience, education and opinions. This is not a guarantee of costs for any work to be performed and is not a warranty for any work to be performed.

Only qualified licensed contractors should be used to perform any repairs or reconstruction. It is recommended, for health and safety reasons, that a high level of integrity be maintained for the sewer line system. This includes yearly servicing and appropriate inspections.

RECOMMENDATIONS:

RECOMMENDED REPAIRS:

The system needs a main four inch cleanout to properly clean and maintain the system. An area was flagged out where the cleanout should be installed.

RECOMMENDED MAINTENANCE:

Regular sewer line cleanings should be performed every 8 to 10 months, utilizing a full size sewer cleaning blade, in order to maintain the roots in the system to help keep them from creating future blockages and/or damage within the system.

As with any system it is advised to have the line video inspected every couple of years or after any significant seismic activity as conditions within the system can change over time.

ESTIMATED COST FOR REPAIRS:

A standard 4 inch cleanout should cost about \$600-\$800.

Should one choose to be proactive with lining the concrete they may be looking in the ranges of \$6,000 - \$7,000.

DEFINITIONS OF TERMS & STANDARDS

DEFINITIONS OF TERMS:

ACCEPTABLE:

It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NEEDS ATTENTION:

It is the inspectors opinion that this item is in need of repairs and/or further investigation. The client should be aware of this situation and take appropriate action with the appropriate professional during the inspection period and prior to the close of escrow (if applicable). During the repair process, additional problems may be found.

NOT ACCEPTABLE:

It is the inspectors opinion that this item is either not performing the job for which it was intended and/or is otherwise a potential threat to health and safety. The client should be aware of this situation and take appropriate action with the appropriate professional during the inspection period and prior to the close of escrow. During the repair process, additional problems may be found.

THE GOAL OF THE INSPECTION:

OUR GOAL:

Our Goal is to determine the true condition of the main sewer line and identify potential material defects that would affect the operation and safety of this system and therefore the purchaser's buying decision (if applicable). We strive to add significantly to your knowledge of this system.

The scope of this inspection is to determine if the main sewer line has been damaged. The scope of this inspection does not require or include construction evaluation. Do not rely on this report as an exhaustive evaluation of the sewer line as this scope is limited to visible and observable areas only.

EMPHASIS:

The report emphasis is on material defects (which are observable with a video inspection) within the main sewer line. While some minor defects may be mentioned this is not intended to be an all inclusive list of the main sewer line "flaws".